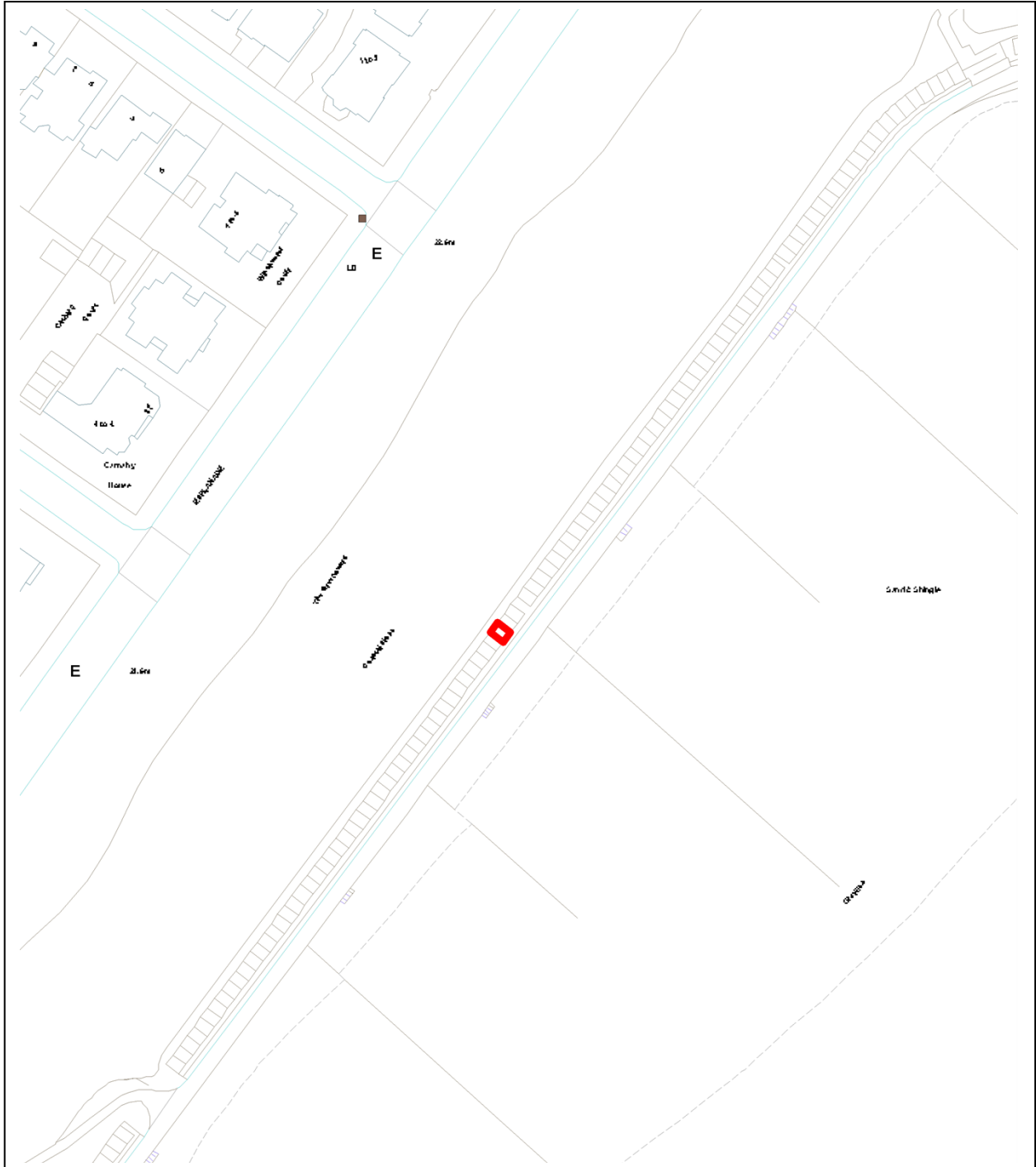


PLANNING COMMITTEE

13 DECEMBER 2011

REPORT OF THE TEMPORARY HEAD OF PLANNING

**A.6 PLANNING APPLICATIONS - 11/01191/FUL - BEACH HUT 648, FRONT ROW, HIGH WALL PROMENADE, FRINTON ON SEA, CO13 9JD**



DO NOT SCALE

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<b>Application:</b>	11/01191/FUL	<b>Town / Parish:</b> Frinton & Walton Town Council
<b>Applicant:</b>	Mrs Veronica Roberts	
<b>Address:</b>	Beach Hut 648 Front Row High Wall Promenade	
<b>Development:</b>	Construction of balustrade and steps.	

## 1. Executive Summary

- 1.1 The proposal is for a wooden decked area raised 0.9 metres above ground level, surrounded by 1 metre high wooden balustrading and accessed by wooden steps. The decking is the full width of the beach hut and a maximum of 1.25 metres in depth.
- 1.2 Planning permission was refused by members at planning committee in 2010. This application seeks to overcome the previous reasons for refusal by reducing the width and depth of the development.
- 1.3 All the beach huts are accessed by steps, with many benefitting from wooden balustrades and decked areas of varying size. The proposal is slightly larger than the majority of existing decked areas however the scheme will not result in any material harm to amenity, and preserves the character and appearance of the Frinton and Walton Conservation Area.

### **Recommendation: Approve**

#### **Conditions:**

- **Standard 3 year time limit**
- **List of approved plans**
- **To be painted/stained to match the colour of the beach hut**

#### **Reason for Approval:**

Having regard to existing development in the area and the development plan policies listed it is considered that owing to scale and design, the proposed development would not reduce the amenities enjoyed by users of neighbouring beach huts and would preserve the character and appearance of the Frinton and Walton Conservation Area.

## 2. Planning Policy

### National Policy:

PPS1 Delivering Sustainable Development

PPS5 Planning for the Historic Environment

### Local Plan Policy:

QL9 Design of New Development

QL11 Environmental Impacts and Compatibility of Uses

EN17 Conservation Areas

Core Strategy and Development Policies Proposed Submission Draft (2010)

DP1PS Design of New Development

DP7PS Development in Conservation Areas

### 3. Relevant Planning History

10/00702/FUL	Constructing a balustrade and steps for beach hut 648, Frinton on Sea with similar design to nearby beach huts.	Refused	07.10.2010
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### 4. Consultations

Frinton & Walton Town Council recommends refusal it was considered that the extensions should not be permitted to beach huts as they will cause access difficulties for immediate neighbouring huts and spoil the view and amenity for others.

### 5. Representations

No representations received.

### 6. Assessment

The main planning considerations are:

- Planning History;
- Design;
- Amenity; and,
- Impact upon Conservation Area.

### Context

6.1 The application site is located on the Frinton-on-Sea sea front to the south-east of The Esplanade and Winchester Road. The site is located within the Frinton & Walton Conservation Area boundary. The site is located within a row of beach huts, the majority of which are served by timber steps due to ground level changes, several others have extended decking areas similar to the proposal to which this application relates. The hut directly to the south-west has wooden steps as does the hut to the north-east.

### Proposal

6.2 The proposal is for a wooden decked area raised 0.9 metres above ground level, surrounded by 1 metre high wooden balustrading and accessed by wooden steps. The decking is the full width of the beach hut and a maximum of 1.25 metres in depth.

### Planning History

6.3 Planning permission was refused at planning committee by members last year. The refusal was on the grounds that the proposed raised decked area, enclosed by balustrading, was of poor design which failed to make a positive contribution to the quality of the local environment and failed to preserve or enhance the character and appearance of the Frinton and Walton Conservation Area.

This application seeks to overcome the previous reason for refusal by reducing the depth and width of the decking area. Its width has been reduced from 2.6m to 2.4m and its depth from 1.5m to 1.25m.

### **Design**

- 6.4 The proposal is for a wooden decked area raised 0.9 metres above ground level, surrounded by 1 metre high wooden balustrading and accessed by wooden steps. The decking is the full width of the beach hut and a maximum of 1.25 metres deep. All the beach huts are accessed by steps, many have wooden balustrades and decked areas of varying size. While the proposal is slightly larger than the majority of existing decked areas, it is considered to be in keeping with the character area.

### **Amenity**

- 6.5 There is no right to a view in planning terms particularly in relation to non-residential development. However the proposal is for 1 metre high open balustrading projecting only 1.25 metres forward of the beach hut and only slightly forward of the adjacent neighbour. Therefore resulting in a very limited impact upon light and outlook from neighbouring beach huts.
- 6.6 The deepest part of the decking is 1.25 metres forward of the beach hut providing only a small area for sitting out. This is reduced to 0.60 metres in depth adjacent to the neighbour's beach hut therefore resulting in a very limited impact in terms of amenity and privacy particularly in this busy beach front area.

### **Impact upon the Conservation Area**

- 6.7 All of Frinton's coastline is included within the Frinton and Walton Conservation Area, the proposal is considered to be in keeping with existing development and as such preserves the character and appearance of the Frinton and Walton Conservation Area.

### **Background Papers.**

None.